

Information for: Tenants



Your tenancy and tenancy changes

You must occupy the house as your only or principal home. You have a right to have your tenancy in joint names with someone else who lives with you. If you die, other members of your household living with you at the time have the right to 'succeed' to your tenancy. This can be your husband, wife, joint tenant, or co-habitee. You need to ask for permission if anyone wishes to reside with you, (except for a partner) and you must tell us of any changes to your household as this will affect their rights to succeed. Please see our section on the Housing (Scotland) 2014 Act and how this affects your tenancy.

Paying your rent and service charges

You must pay your rent, one month in advance. It is due on the 1st of every month. There is a full HOW TO guide on PAYING YOUR RENT on our website outlining how to pay your rent and the help available if you are struggling.

Condition of property and repairs & maintenance

We are responsible for providing you with a responsive repair service (please see the HOW TO guide on REQUESTING A REPAIR on the website) and for ensuring that your house is kept in a reasonable state of repair at all times. You are responsible for ensuring that you report any repairs or problems promptly to us and that your home is kept in a decent decorative order. You can be recharged the cost for any damage caused to the property by you, members of the household or visitors to your home.

Anti-social behaviour

When you sign your tenancy agreement you agree that you or anyone living with will respect your neighbours and not harass or act in an antisocial or threatening manner.

Scottish Secure Tenancy

Also known as an SST

The Scottish Secure Tenancy (SST) is an agreement that you signed at the beginning of your tenancy includes everything you need to know about your rights and responsibilities as a tenant of Linthouse Housing Association.

The following are some of the key rights and responsibilities included in your tenancy agreement.

Pets

You need to apply for permission to keep a pet in your house. Following this you must ensure that it does not cause a nuisance and is supervised at all times.

Alterations or improvements

You must get written permission for any alterations or improvements you wish to make to your home and/or garden. A member of our Asset Management team will assess your request and the contractors you plan on using to carry out the work. We will grant permission based on factors like the standard of work and future maintenance issues.

Ending your tenancy

You must give us 28 days written notice to end your tenancy. You can do this by coming into the office and signing the appropriate paperwork or sending in a letter.

A member of our Customer Service team will arrange to visit you in your house to carry out an inspection and to discuss the things you need to know before you leave the property.

Before you leave you must:

- Remove all your furniture and belongings out of the property
- Ensure the property is left clean and tidy
- Report any repairs
- Arrange to pay any outstanding rent or rechargeable repairs

We will recharge any cost incurred if we have to clear any of your belongings and/or repair any damage.

Leaving rent arrears can affect your credit rating if we have to pursue the debt through a debt collection agency. It can also affect your application for housing with other housing associations or councils.

If you have any doubt about your responsibilities for ending your tenancy then please contact the office to discuss.